



**Fountain of the Sun Association**  
540 S. 80<sup>th</sup> Street Mesa, AZ 85208-6401

## **NEW ACTIVITY CENTER PLANNING UPDATE**

**November 2023**

Starting with this update, there will be regular updates for FOS residents on the efforts underway to determine the design and cost for a new Activity Center that is expected to be presented to the community for a vote in March 2024.

To refresh everyone's memory, in late 2022 the FOS Long Range Planning Committee (LRPC) completed the study of whether a new Activity Center was needed and feasible for our community. After surveys, focus groups and a number of committee meetings, the LRPC recommended to the FOS Board of Directors that the current 50-year-old Activity Center was in need of replacement. Studies had been done that determined the entire roof had to be replaced and could no longer be repaired. The building's bathrooms were not ADA compliant; the building was constructed without any fire-suppression system; and the ballroom restricted a seated table capacity to just over 300. Additionally, line of sight seating was not possible for people sitting in the side wings due to the columns and low ceilings. The storage capacity was woefully under-sized.

**NOTE:** A study in 1987 determined the Activity Center was too small then for the size of the community.

Accepting the LRPC report recommending the replacement of the Activity Center, the FOS Board conducted resident townhall meetings in early 2023. During those meetings, it was determined that there was strong community support to move forward with a study to determine the placement, design and cost estimate of a new Activity Center and have it presented to the community for a vote.

In the second quarter of 2023, a Request for Proposal (RFP) was developed to identify a qualified company that could develop 30% construction drawings in order to most accurately design floor plans, elevations, site plan and a cost estimate to construct a new Activity Center. The RFP was submitted to the construction industry in the Phoenix area. Eight qualified firms expressed interest and submitted proposals. Four qualified firms (two national firms) were deemed qualified and were interviewed. CBRE, a recognized leader in real estate design and development, was selected on the basis of being the most qualified and a bid that was not the lowest or highest and could best deliver the requirements of the RFP.

The contract with CBRE has been signed and the fee to determine the design and cost of a new Activity Center is \$151,900, which equates to about \$64 per home in FOS. This fee is approximately \$20,000

less than the initially anticipated fee due to negotiations and elimination of work not needed until after a community vote is taken in March 2024.

The initial meetings with the CBRE architectural team were held November 8 to discuss the use, layout, design and siting of the new Activity Center. The programming groups that met with the architect to discuss the new Activity Center included community residents and FOS staff and have been separated into the following manageable groups: Kitchen, Ballroom/Classrooms, General Building Operations and Fitness Room.

Looking forward, the plan is to have a building floor plan, building rendering showing what the new Activity Center will look like, a site plan showing where the new Activity Center will be built, and a cost estimate of construction and demolition of the current Activity Center. Included will be a plan showing reworked parking and the space left after the old Activity Center is demolished. Additionally, a financial plan will be presented to the community to show the cost to each resident for the new Activity Center and the various ways any assessment would be paid. All this information will be presented at townhall meetings in January and February 2024, followed by a community vote in March 2024.

**Note:** It is planned that the current Activity Center will remain open during construction and until the new Activity Center is completed and ready for use. If the current Activity Center was to be renovated, the community would lose the use of the Activity Center for 12-18 months, or longer.

The above information will be updated on a regular basis to keep the community informed on all design activities. The update will be included in eblasts, Facebook, the FOS Administration Building bulletin boards and in the Sun Times.

Please be an informed resident and read the updates as they are posted.

FOSA Board of Directors